



## NET LEASE INVESTMENT OFFERING



**Floor & Décor**

3300 Oakton St  
Skokie, IL 60076 (Chicago MSA)







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## Executive Summary

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The Boulder Group is pleased to exclusively market for sale a single tenant net leased Floor & Décor property located in Skokie, Illinois, within the Chicago MSA. Floor & Décor has successfully operated at this location since the property was constructed in 2014, demonstrating strong tenant commitment. The lease runs through September 2029 and features 10% rental escalations in each of the three 5-year renewal options. Floor & Décor is a market-leading specialty retailer of hard surface flooring, providing a stable and nationally recognized tenant.

The 73,000 square-foot property is prominently positioned at a signalized hard corner along McCormick Boulevard and Oakton Street, which see a combined traffic count of nearly 50,000 vehicles per day. Located in an affluent community with an average household income exceeding \$148,000 within one mile, the site also benefits from strong population density, with over 600,000 residents within five miles. Surrounding national retailers include The Home Depot, Sam's Club, Target, Ross, ALDI, PetSmart, Jewel-Osco, Marshalls, Five Below, and others, driving consistent consumer traffic to the area. The property is also ideally situated 12 miles north of downtown Chicago and 12 miles northeast of O'Hare International Airport, offering regional accessibility.

Floor & Decor, founded in 2000 and headquartered in Atlanta, Georgia, is a leading specialty retailer of hard-surface flooring and related accessories in the United States. The company operates 251 warehouse-format stores and five design studios across 36 states, offering an extensive selection of ceramic and porcelain tiles, natural stone, hardwood, laminate, and luxury vinyl flooring at competitive prices. Catering to homeowners, professional contractors, and designers, Floor & Decor emphasizes a customer-centric approach with in-store design centers, free design services, and a robust online platform at [FloorandDecor.com](https://FloorandDecor.com).



# Investment Highlights

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- » Positioned within the Chicago MSA – Ranked #3 in the United States for population size
- » Floor & Decor (NYSE: FND) is a leading publicly traded specialty retailer of hard-surface flooring, operating 251 stores
- » Successful operating history since 2014
- » Built-to-suit construction for Floor & Décor in 2014
- » 10% rental escalations in each renewal option
- » Affluent community - \$148,000+ average household income within one mile
- » Signalized intersection along McCormick Boulevard (31,900 VPD) and Oakton Street (18,000 VPD)
- » Over 600,000 people live within a five-mile radius
- » Proximity to national retailers – The Home Depot, Sam's Club, Target, Ross, ALDI, PetSmart, Jewel-Osco, Marshalls, Five Below, & many others
- » 10 miles northeast of O'Hare International Airport



# Property Overview



**PRICE**  
\$14,750,000



**CAP RATE**  
6.88%



**NOI**  
\$1,015,190

**LEASE COMMENCEMENT DATE:**

**9/1/2014**

**LEASE EXPIRATION DATE:**

**9/30/2029**

**RENEWAL OPTIONS:**

**Three 5-year**

**RENTAL ESCALATION:**

**10% in each option**

**LEASE TYPE:**

**NN – Roof & structure**

**TENANT:**

**Floor & Décor Outlets of America**

**YEAR BUILT:**

**2014**

**BUILDING SIZE:**

**73,000 SF**

**LAND SIZE:**

**3.65 AC**



# Photographs



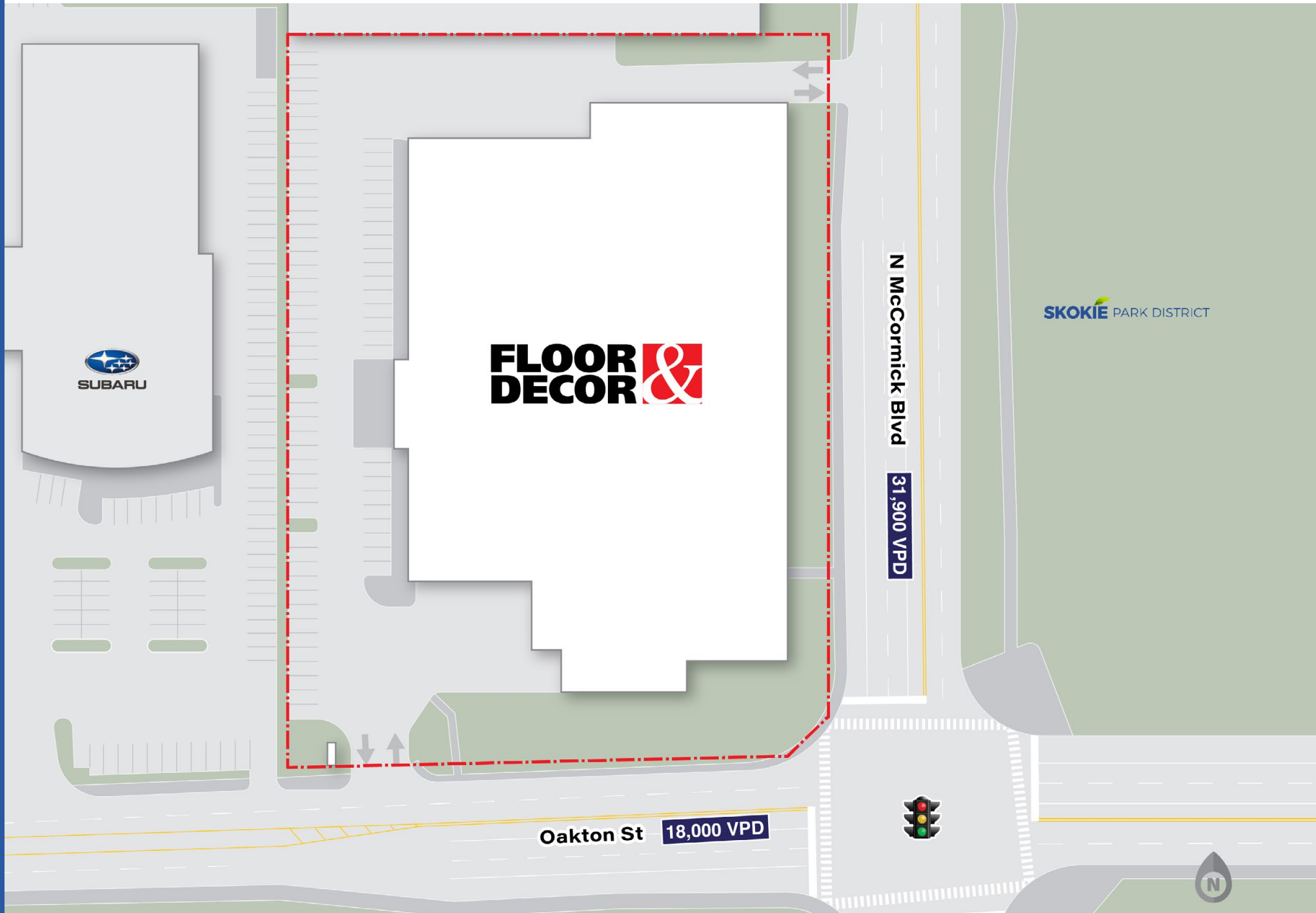


# Aerial



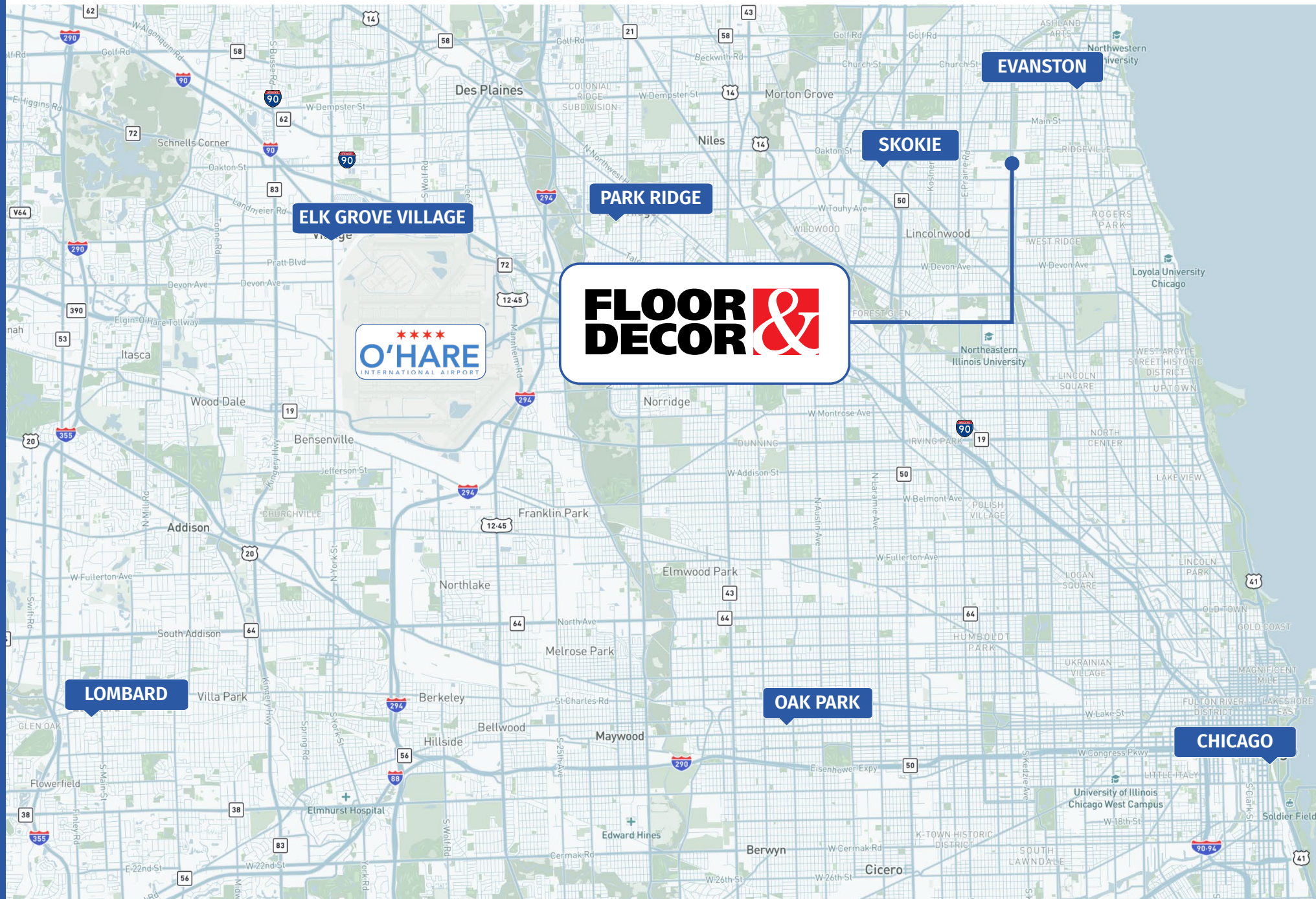


# Site Plan





# Map








# Location Overview

## SKOKIE, ILLINOIS

Skokie, Illinois, is a vibrant village located in Cook County, just north of Chicago. With a population of approximately 67,824 as of the 2020 census, Skokie is known for its diverse community and rich cultural heritage. Originally inhabited by the Potawatomi people, the area was settled by European immigrants in the 19th century, with the village officially incorporated in 1888. Its name derives from a Potawatomi word for “marsh,” reflecting the area’s historical landscape. Skokie’s proximity to Chicago, accessible via the CTA Yellow Line and major highways like I-94, has made it a significant suburban hub, blending urban convenience with a small-town feel. The village is home to notable landmarks such as the Illinois Holocaust Museum and Education Center, which serves as a vital institution for Holocaust education and remembrance.

Skokie boasts a robust economy and a strong sense of community, shaped by its diverse population, which includes significant Jewish, Asian, and Hispanic communities. The village is known for its excellent schools, parks, and recreational facilities, including the Skokie Park District, which manages over 240 acres of parkland. Old Orchard Shopping Center, one of the largest open-air malls in the region, is a major economic driver, attracting visitors from across the Chicago area. Skokie’s cultural scene is enriched by events like the Skokie Festival of Cultures, celebrating its multicultural heritage. With a history of resilience, including its controversial yet landmark 1970s free speech case involving the First Amendment, Skokie remains a dynamic community that balances tradition with progress.

# Demographics

				
	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	17,676	5,956	\$115,213	\$148,544
3-MILE	282,938	112,602	\$82,821	\$124,933
5-MILE	608,838	260,325	\$87,713	\$131,887





# MSA Overview

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## CHICAGO MSA

The Chicago Metropolitan Statistical Area (MSA), also known as Chicagoland, is one of the largest and most economically significant metropolitan regions in the United States, encompassing 14 counties across Illinois, Indiana, and Wisconsin. With a population of approximately 9.6 million as of 2020, the Chicago MSA is anchored by the city of Chicago and includes suburbs like Naperville, Elgin, and Gary, Indiana. The region is a major hub for finance, transportation, and industry, with O'Hare International Airport serving as a global aviation gateway and the Port of Chicago facilitating trade via Lake Michigan and the Illinois River. Its diverse economy spans manufacturing, technology, healthcare, and education, with institutions like the University of Chicago and Northwestern University driving innovation and research. The MSA's cultural landscape is enriched by world-class museums, such as the Art Institute of Chicago, and a vibrant music and theater scene, making it a dynamic center for arts and culture.

Chicagoland is characterized by its extensive transportation network, including the Chicago Transit Authority (CTA), Metra commuter rail, and major interstates like I-90 and I-94, connecting urban and suburban areas. The region's demographic diversity, with significant African American, Hispanic, Asian, and European communities, contributes to its cultural richness, evident in events like the Chicago Jazz Festival and neighborhoods like Pilsen and Chinatown. Economically, the MSA generates a GDP of over \$700 billion annually, ranking it among the top metropolitan economies globally. Despite challenges like economic inequality and urban-suburban disparities, the Chicago MSA remains a powerhouse of industry, culture, and innovation, with a legacy shaped by its historical role in the Great Migration, labor movements, and architectural advancements, including the birthplace of the skyscraper.



# Tenant Overview



## FLOOR & DECOR

Floor & Decor, founded in 2000 and headquartered in Atlanta, Georgia, is a leading specialty retailer of hard-surface flooring and related accessories in the United States. The company operates 251 warehouse-format stores and five design studios across 36 states, offering an extensive selection of ceramic and porcelain tiles, natural stone, hardwood, laminate, and luxury vinyl flooring at competitive prices. Catering to homeowners, professional contractors, and designers, Floor & Decor emphasizes a customer-centric approach with in-store design centers, free design services, and a robust online platform at FloorandDecor.com. Publicly traded on the New York Stock Exchange (NYSE: FND) since 2017, the company has demonstrated resilience and strategic growth over the past two years. In the first quarter of fiscal 2025, Floor & Decor reported a 5.8% revenue increase to \$1.16 billion, aligning with Wall Street expectations.

Website: [www.flooranddecor.com](http://www.flooranddecor.com)

Headquarters: Atlanta, GA

Number of Locations: 251

Company Type: Public (NYSE: FND)





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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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